

DEED B: 38406 P: 00627

02/22/2021 04:00 PM Pgs: 6 Fees: \$25.00

Tiana P Garner, Clerk of Superior Court  
Gwinnett County, GA

ERECORDED  
eFile Participant IDs: 0712390761,

**PREPARED BY:**

Kathy Raydean Rodgers  
2275 Glynmoore Drive  
Lawrenceville, Georgia 30043

Georgia, Gwinnett County

This is to certify this is a true and correct copy  
of Deed B: 38406 P: 00627 as the same appears of record  
in Gwinnett County Superior Court.

Given under my official signature and seal of  
the Court this 22nd day of March 2021

  
Deputy Clerk Superior Court, Gwinnett County, Georgia

**AFTER RECORDING RETURN TO:**

Kathy Raydean Rodgers  
2275 Glynmoore Drive  
Lawrenceville, Georgia 30043

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Space Above this Line for Recorder's Use

## **Affidavit and Verified Claim in Support of Secured Interest in Real Property**

ALL THAT LAND SITUATE IN GWINNETT COUNTY, LAWRENCEVILLE,  
GEORGIA viz:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 42 OF  
THE 7<sup>TH</sup> DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 65, BLOCK "A",  
UNIT TWO, GLYNWATER SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK  
60, PAGE 158, GWINNETT COUNTY RECORDS, WHICH RECORDED PLAT IS  
INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

Being that parcel of land conveyed to Kathy R. Rodgers from Richport Properties, Inc. by that  
deed dated 05/02/1995 and recorded 05/18/1995 in Deed Book 11314, at Page 312 of the  
GWINNETT County, GA Public Registry.

Tax Map Reference: R7042 057

## PUBLIC NOTICE TO ALL PUBLIC AND PRIVATE CONCERNS

### Secured Interest in Real Property

The undersigned has an Equitable, Secured Interest in the afore-described Real Property/Land and is itemized in the Affidavit below, which is part of this instrument. The undersigned's Equitable, Secured Interest exceeds \$842,657.00.

**ALL PROSPECTIVE BUYERS BEWARE**, the undersigned's Equitable, Secured Interest in the afore-described Real Property/Land must be satisfied before any person can obtain good, clean Marketable Title to the afore-described real property. THIS DOCUMENT CONSTRUCTS A POSSESSORY INTEREST/LIEN AND A PRESERVATION OF EQUITY INTEREST IS HEREBY PLACED ON THE AFORE-DESCRIBED REAL PROPERTY, IN A FORM OF CLAIM OF LIEN TO EQUITABLE SECURED INTEREST.

### Duly Sworn Affidavit of Verified Claim in Support of Secured Interest in Real Property

**STATE OF GEORGIA** )

)

**GWINNETT COUNTY** )

)

I, the Affiant, who goes by the appellation, Kathy Raydean Rodgers, a living, breathing flesh-and-blood Woman, a Free Woman standing on Gwinnett County, Georgia the land, non-territorial to the United States as a result of Public Notice that Kathy Raydean Rodgers , an American State National, Authorized Representative and Beneficiary of the KATHY R. RODGERS TRUST, has exited any and all Territory and/or District(s) and Declared that she has entered the Union of Georgia State, being of sound mind, and over the age of twenty-one, knowingly and willingly Declares and Duly affirms, in accordance with laws of Georgia state, in good faith, that the following statements and facts, are true and correct of the Affiant's own

First-Hand Knowledge, understanding, and belief, does hereby solemnly declare, and depose and say:

1. That I, Kathy Raydean Rodgers, am competent to state the matters set forth herein;
2. That I, Kathy Raydean Rodgers, have personal knowledge of the facts stated herein;
3. That I, Kathy Raydean Rodgers, declare that all the facts stated herein are true, correct, and certain, admissible as Evidence, and if called upon as a Witness I will testify to their Veracity;
4. That I, Kathy Raydean Rodgers, make this Duly Sworn Affidavit and Verified Claim in Support of Notice of Secured Interest in Real Property in compliance with all applicable laws;
5. That pursuant to the Senate Resolution 62, dated April 17, 1933, of the 73rd Congress, 1st Session, Document 43, known as Senate Document 43 on page thirteen has declared as follows:

"The ultimate ownership of all property is in the State; individual so-called "ownership" is only by virtue of Government, i.e. law, amounting to mere user; and use must be in accordance with law, and subordinate to the necessities of the State."

5. That as a result I, Kathy Raydean Rodgers, have a Secured Interest in the following Property/Land commonly known as: 2275 Glynmoore Drive Lawrenceville, Georgia 30043, with a legal description of:

ALL THAT LAND SITUATE IN GWINNETT COUNTY, LAWRENCEVILLE, GEORGIA viz:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 42 OF THE 7<sup>TH</sup> DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 65, BLOCK "A", UNIT TWO, GLYNWATER SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 60, PAGE 158, GWINNETT COUNTY RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

Being that parcel of land conveyed to Kathy R. Rodgers from Richport Properties, Inc. by that deed dated 05/02/1995 and recorded 05/18/1995 in Deed Book 11314, at Page 312 of the GWINNETT County, GA Public Registry.

Tax Map Reference: R7042 057

6. The following expenditures/improvements/maintenance were made from May 1995 to February 15, 2021, that created the Secured Possessory and Equitable Interest in the subject property/land:

EXPENDITURE/ITEM/IMPROVEMENT	YEAR	COST	LABOR
Daily Upkeep/Maintenance	1995-2021	\$136,500.00	\$0.00
Installed Laminate Flooring	2004	\$3,600.00	\$1,200.00
Range	2009	\$1,250.00	\$250.00
Install Hot Water Heater	2004 & 2011	\$4,800.00	\$1,200.00
Exterior Trim Painting	2016	\$1,200.00	\$450.00
Interior Window Blinds	2017	\$1,580.00	\$850.00
Trim and Remove Trees	2012	\$0.00	\$4,500.00
Front and Rear Landscaping	1995-2021	\$6,000.00	\$13,500.00
Property Taxes	1995-2020	\$138,987.50	\$0.00
Property Insurance	1995-2020	\$34,375.00	\$0.00
1995 Note	1995	\$99,257.00	\$0.00
1995 Closing Costs	1995	\$5,557.00	\$0.00
2003 Note	2003	\$100,300.00	\$0.00
Closing Costs 2003	2003	\$1,973.50	\$0.00
2006 Note	2006	\$40,327.00	\$0.00
TOTAL COSTS		\$575,707.00	\$0.00
TOTAL LABOR			\$21,950.00

Real Estate Value of the Property	2021		\$245,000.00
Grand Total			\$842,657.00

7. That I, Kathy Raydean Rodgers, declare that I have Secured Possessory and Equitable Interest in the afore-described property in the amount of: **\$842,657.00**;

8. That I, Kathy Raydean Rodgers, declare that I have used receipts where receipts were available and best estimates based on memory where receipts were lacking, or were so old as to have been destroyed;

9. That I, Kathy Raydean Rodgers, declare that I do NOT intent to abandon this Secured and Equitable Interest in the Real Property and the Real Property.

10. This Secured Possessory and Equitable Interest Total is subject to change upon the remembrance of the undersigned and upon the subsequent expenditures/improvements/maintenance on said Property/Land.

**FURTHER AFFIANT SAITH NOT.**

I declare under the penalty of bearing false witness before Nature's God and Men as recognized under the laws in and for Georgia state, the Laws of the United States of America and the Law of Nations, acting with sincere intent, and full standing in law, do herewith certify and state that the foregoing contents are true, correct, complete, certain, admissible as evidence, and not intended to mislead anyone, and that Kathy Raydean Rodgers executes this draft in accordance with my best knowledge and understanding without dishonor.

By:   
Kathy Raydean Rodgers, Beneficiary

Date: February 22, 2021

In Witness Whereof,

Witness Signature

Date: February 22, 2021

Notary,

*Notice: Use of Notary shall not be construed against Declarant as adhesion, indicia, or submission to any foreign, domestic, or municipal jurisdiction or public venue.*

Subscribed and sworn to before me

22<sup>nd</sup> day of February, 2021

Wesley Posner

SEAL:

